| 091.0 | 0002 | 0014.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 663,100 / | 663,100 |
| | | | | | USE VALUE: | 663,100 / | 663,100 |
| | | | | | ASSESSED: | 663,100 / | 663,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 20 | | LANSDOWNE RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BERGANTINO ANGELO A--ETAL |
| Owner 2: | BERGANTINO PAULINE M/TRS |
| Owner 3: | |
| Street 1: | 20 LANSDOWNE RD |
| Street 2: | BERGANTINO TRUST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 4,883 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 2116 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4883.000 | 266,200 | 400 | 396,500 | 663,100 |
| Total Card | 0.112 | 266,200 | 400 | 396,500 | 663,100 |
| Total Parcel | 0.112 | 266,200 | 400 | 396,500 | 663,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.45 | /Parcel: 313.4

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 58449
**GIS Ref**
**GIS Ref**
**Insp Date** 11/07/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 091.0-0002-0014.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 266,100 | 400 | 4,883. | 396,500 | 663,000 | 663,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 221,400 | 400 | 4,883. | 402,200 | 624,000 | 624,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 221,400 | 400 | 4,883. | 300,200 | 522,000 | 522,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 221,400 | 400 | 4,883. | 271,900 | 493,700 | 493,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 221,400 | 400 | 4,883. | 260,600 | 482,400 | 482,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 207,500 | 400 | 4,883. | 220,900 | 428,800 | 428,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 207,500 | 400 | 4,883. | 209,600 | 417,500 | 417,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 207,500 | 400 | 4,883. | 199,400 | 407,300 | 407,300 | | 12/13/2012 |

!7380!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 22:01:30 |

## LAST REV

| Date | Time |
|---|---|
| 05/07/19 | 13:44:18 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7380

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BERGANTINO ANGE | 25563-508 | | 8/11/1995 | | 1 | No | No | | F |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 58449 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/7/2018 | MEAS&NOTICE | CC | Chris C |
| 3/24/2009 | Meas/Inspect | 163 | PATRIOT |
| 11/3/2000 | Hearing Chag | 189 | PATRIOT |
| 3/10/2000 | Measured | 263 | PATRIOT |
| 12/1/1981 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4883 | | Sq. Ft. | Site | | 0 | 70. | 1.16 | 5 | | | | | | | | | 396,544 | | | | | | 396,500 | |

Total AC/HA: 0.11210 | Total SF/SM: 4883 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 396,544 | Spl Credit | Total: 396,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1954 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.27111793 |
| Const Adj.: | 1.00999999 |
| Adj $ / SQ: | 134.802 |
| Other Features: | 79242 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 361641 |
| Depreciation: | 95473 |
| Depreciated Total: | 266168 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

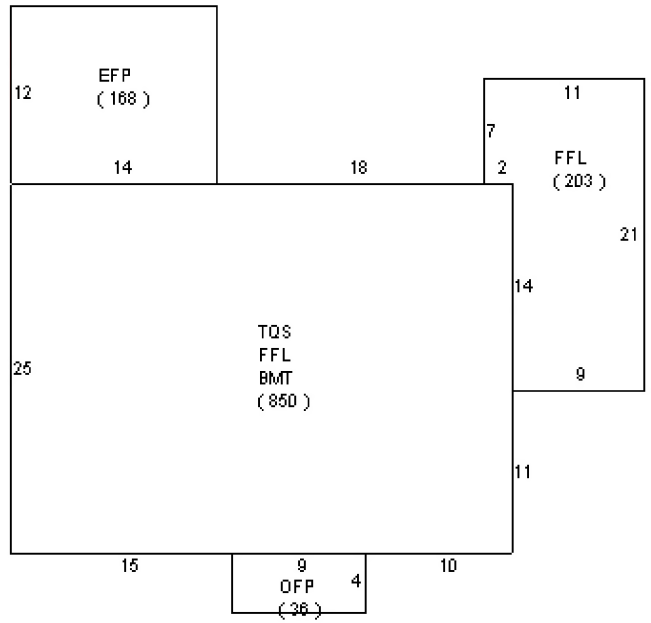
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 134.80 |
| Special Features: | 0 | Val/Su Net: | 96.98 |
| Final Total: | 266200 | Val/Su SzAd | 157.47 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,053 | 134.800 | 141,947 |
| BMT | Basement | 850 | 53.580 | 45,546 |
| TQS | 3/4 Story | 638 | 134.800 | 85,936 |
| EFP | Enclos Porch | 168 | 43.860 | 7,369 |
| OFP | Open Porch | 36 | 44.440 | 1,600 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,745 | | | Total: | 282,398 |
| Size Ad | 1690.5 | Gross Are | 2957 | FinArea | 2116 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | A | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X12 | A | AV | 1980 | 0.00 | T | 31.2 | 101 | | | | | | |
| 19 | Patio | D | Y | 1 | 8X12 | A | AV | 1980 | 6.00 | T | 31.2 | 101 | | | 400 | | | 400 |

| More: | N | Total Yard Items: | 400 | Total Special Featues: | | Total: | 400 |
|---|---|---|---|---|---|---|---|

## PARCEL ID

091.0-0002-0014.0

## IMAGE

AssessPro Patriot Properties, Inc